



## RESIDENTIAL FENCE INFORMATION

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### FENCES

A **building permit** is required to construct a fence in the City of Kankakee.

This flyer summarizes the City's fence regulations, which are contained in *Section 4.03 of the Zoning Ordinance*.

### DEFINITIONS

#### Fence:

An artificially constructed barrier of any material or combination of materials which exceeds three (3') feet in height and which is typically erected to enclose, screen, or separate areas.

#### Front Lot Line:

On an interior lot – the lot line abutting a street

On a corner lot – the shorter lot line abutting a street

On a double frontage lot – the lot line abutting the street providing the primary access to the lot

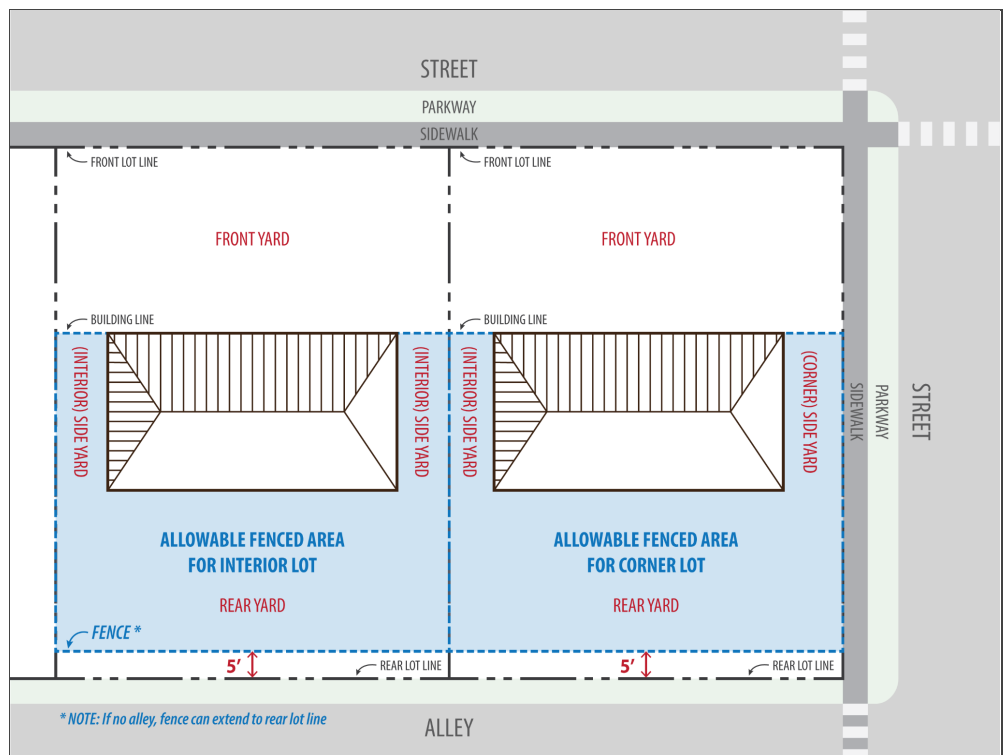
On a flag lot – the interior lot line most parallel to and nearest the street from which access is obtained

### ZONING REGULATIONS

A **building permit is required** for the construction of all fences meeting this definition.

Requirements for fences are provided in **Section 4.03 of the City's Ordinance**.

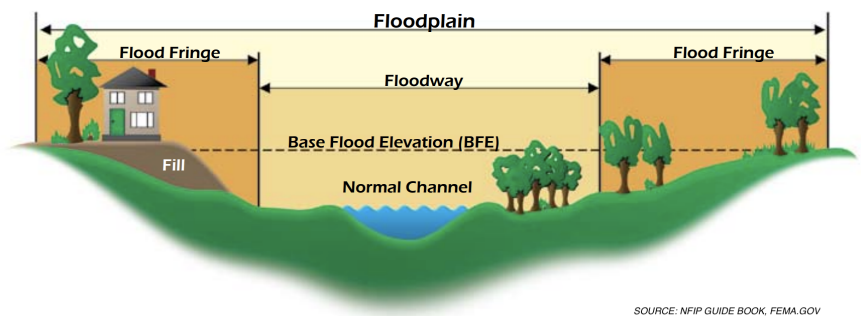
- Fences are **only permitted in the side, rear, and/or corner side yard** (see illustration).
- Fences **cannot extend beyond the front line** of the main house.
- Fences **cannot be located within 5 feet of the rear lot line when abutting an alley**.



- Fences **cannot exceed a height of 6½ feet** above existing ground level.
- Fences **cannot exceed a height of 8½ feet** above existing ground level when a side and/or rear yard **abuts a railroad and/or Interstate Highway**.
- Fences, **not exceeding a height of 8½ feet** above existing ground level, are permitted in any side and/or rear yard **abutting a railroad and/or Interstate Highway**.
- Fences, **not exceeding a height of 8½ feet** above existing ground level, are permitted in any side, rear, and/or corner side yard **of a residential zoning lot where the principal use is non-residential in nature**.

### **FLOODPLAIN REGULATIONS**

State and Local floodplain regulations classify all fences/enclosures as “floodplain development” which requires them to comply with all State and Local floodplain regulations.



- Constructing fences in the floodplain is **strongly discouraged**.
- Prior to constructing a fence in the **floodway**, both a state and City floodplain permit must be **obtained**.
- Prior to constructing a fence in the **flood fringe**, a City floodplain permit must be **obtained**.
- Fences cannot be insured with a standard NFIP policy.

Not sure if your property falls within the floodplain? Use the Kankakee County online map to check:  
<http://www.k3gis.com/k3map/>

### **OTHER INFO**

Other information to research/consider prior to applying for a building permit for a fence:

- What is your property zoned? You can use the City’s online map to check:  
<http://www.citykankakee-gis.com/>
- Is your property made up of two or more tax parcels? If yes, you should consider consolidating your parcels. Please contact the Planning Director for more information regarding this process.
- Please read the City’s Requirements for Fences (*Section 4.03 of the Ordinance & Pg.3 of this doc*):  
<https://citykankakee-il.gov/perch/resources/kankakeezoningordinanceupdated061219.pdf>
- Please read through Building Permit Application:  
<https://citykankakee-il.gov/perch/resources/plan-examination-and-building-permit.pdf>

## **CITY OF KANKAKEE ZONING ORDINANCE**

### **SECTION 4.03 Fences**

#### **A. General Provisions.**

Subject to the provisions of this Ordinance, fences, as defined in Chapter 2 (Definitions) of this Ordinance, shall be a permitted accessory use in all zoning districts, and shall be required whenever so specified by the provisions of this Section.

##### **(1) Zoning Compliance.**

Subject to the provisions of this Ordinance, a fence shall not be erected, constructed, and/or installed, or, the location of an existing fence altered, without fully complying with the provisions of this Ordinance.

##### **(2) Permit Requirements.**

Subject to the provisions of this Ordinance, and all other applicable laws, codes, and/or regulations, a building permit shall be secured from the Kankakee Fire Department - Code Enforcement Division, prior to the erection, construction, and/or installation of a fence.

##### **(3) Construction Standards.**

Subject to the applicable provisions of this Ordinance, and the Kankakee Building Code, as amended, a fence erected, constructed, and/or installed shall have the finished side of said fence, face the front, rear, and/or side lot lines, and/or public rights-of-way. The entirety of said fence shall be similar in design, construction and appearance.

#### **B. Residential Zoning Districts.**

Subject to the other provisions of this Ordinance, fences which fully comply with the requirements of this Section, may be erected, constructed, and/or installed, on any zoning lot designated as a residential zoning district (R-1, R-2, or R-3) on the City's Official Zoning Map:

- (1) A fence, as Defined in Chapter 2 (Definitions) of this Ordinance, may be erected in any side, rear and/or corner side yard provided such fence does not exceed a height of six and one-half (6½) feet above the existing grade/ground level, does not extend beyond the front line of the principal building, as measured from the rear lot and/or property line, and is not located within five (5) feet of the rear lot and/or property line when abutting a public alley.
- (2) Subject to the other applicable provisions of this Ordinance, no fence shall be erected in a front yard.
- (3) A fence may be erected in any side and/or rear yard abutting a railroad and/or Interstate Highway right-of-way provided such fence does not exceed a height of eight and one-half (8½) feet above the existing grade/ground level.
- (4) A fence may be erected in any side and/or rear yard abutting a commercial or industrial zoning lot or any such lot where the principal use is for off-street parking provided such fence does not exceed a height of six and one-half (6½) feet above the existing grade/ground level.
- (5) A fence may be erected in any side, rear and/or corner side yard of a residential zoning lot where the principal use is non-residential in nature provided such fence does not exceed a height of eight and one-half (8½) feet above the existing grade/ground level, does not extend beyond the front line of the principal building, and is not located within five (5) feet of the rear lot and/or property line when abutting a public alley.